

# HUNTERS®

HERE TO GET *you* THERE



## Lundhill Road

Wombwell, Barnsley, S73 0RE

Asking Price £220,000



Delighted to introduce to the market this modern three bedroom semi detached property situated in Wombwell, Barnsley. A generously spacious, modern, family home filled with character and many other benefits such as a traditional open plan Kitchen/ Dining room, double glazing throughout and gas central heated.

Briefly accommodating an entrance hall, Lounge, Kitchen/ Diner, Landing, Family bathroom and three spacious bedrooms. This property includes off street parking, a detached garage and an exceptionally large corner plot. Call Hunters today to arrange your highly advised viewing and avoid disappointment.



Entrance hall 12'5" x 5'6" (3.8m x 1.7m )

Lounge 14'9" x 11'9" (4.5m x 3.6m )

Kitchen/ Diner 10'9" x 16'8" (3.3m x 5.1m )

W/C

Landing

Bathroom 8'2" x 5'6" (2.5m x 1.7m)

Bedroom one 11'5" x 12'1" (3.5m x 3.7m )

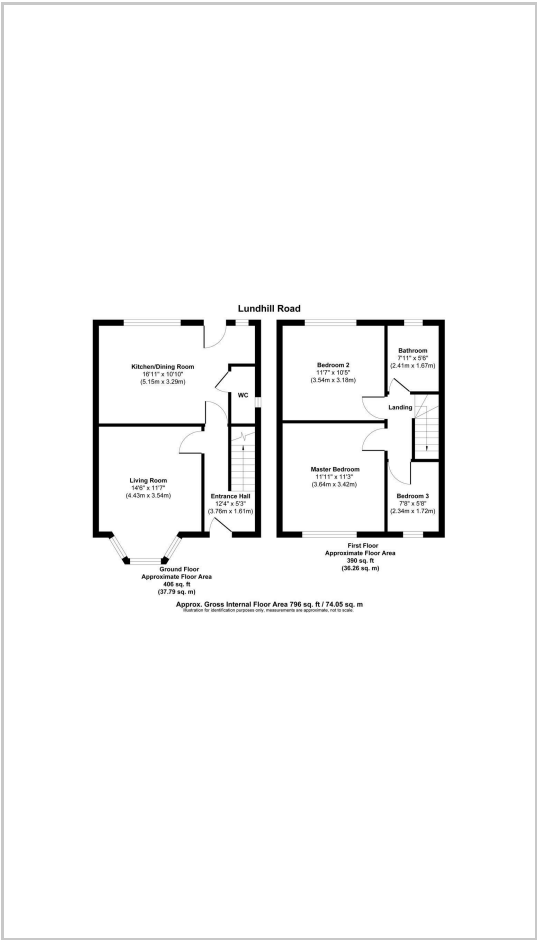
Bedroom two 10'5" x 11'9" (3.2m x 3.6m )

Bedroom three 7'10" x 5'10" (2.4m x 1.8m )

## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.